

This is a continuation of, claims priority from, and incorporates by reference: U.S. patent application Ser. No. 09/134,453, filed August 14, 1998, issued as U.S. Patent No. 7,203,661; and U.S. Patent application No. 08/181,632, filed January 12, 1994, issued as US Patent No. 5,802,501; ~~and. This incorporates by reference~~ Serial No. 07/967,644 filed on October 28, 1992, now abandoned.

## **I. TECHNICAL FIELD**

This invention concerns a digital, electrical computer and a data processing system, and methods involving the same, applied to the financial fields of securities, real estate, and taxation. More particularly, this invention relates to a computer system for supporting a financial innovation involving the securitization of property by its decomposition into at least two components. One component can be an estate for years component and a second component can be a remainder interest. The computer system computes the respective values and investment characteristics of the components, and produces documentation thereof, to facilitate financial transactions involving the separate components.

## **II. BACKGROUND OF THE INVENTION**

### **A. Description of the Prior Art**

During the last recession, a far greater number of businesses failed than would normally have been expected. Bankruptcies, financial defaults, and foreclosures on property also increased, and bad real estate loans caused an atypically large number of lenders to collapse. If there were obvious ways to increase investment return under conditions of economic stress, most likely those ways would have been uncovered long ago.

Consider real estate, for example. Commercial real estate market activity was at or near a standstill for several years around the start of this decade, beginning in the last recession and continuing for more than a year past the end of the recession. Although excess development of commercial space received great attention in the financial press, there was also a drastic reduction in capital available for real estate equity investment and finance.